



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JUNE 21, 2018

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*
Sheila Lodge, *Vice Chair*
John P. Campanella
Jay D. Higgins
Mike Jordan
Deborah L. Schwartz
Addison Thompson

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Krystal M. Vaughn, Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Sheila Lodge, Jay D. Higgins, Mike Jordan, Deborah L. Schwartz, and Addison Thompson

Absent: Campanella

STAFF PRESENT

N. Scott Vincent, Assistant City Attorney
Renee Brooke, City Planner
George Johnson, Creeks Supervisor
Karl Treiberg, Waterfront Facility Manager
Melissa Hetrick, Project Planner
Rosie Dyste, Project Planner
Timmy Bolton, Associate Planner
Krystal M. Vaughn, Commission Secretary

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

No requests.

B. Announcements and appeals:

No announcements.

- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. June 7, 2018 Minutes
2. PC Resolution No. 017-18
5 Santa Cruz Boulevard

MOTION: Jordan/Schwartz

Approve the minutes and resolution as presented at today's hearing.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Higgins) Absent: 1 (Campanella)

- D. Comments from members of the public pertaining to items not on this agenda:

No public comment.

III. CONTINUED ITEM CONTINUED FROM MARCH 1, 2018

ACTUAL TIME: 1:04 P.M.

REVIEW DRAFTS OF THE GENERAL PLAN MAP AMENDMENT AND LOCAL COASTAL PROGRAM (LCP) AMENDMENT INCLUDING THE JUNE 5, 2018 DRAFT COASTAL LAND USE PLAN AND RELATED LCP MATERIALS.

The Planning Commission will consider for recommendation to the City Council:

1. A Resolution of the Council of the City of Santa Barbara adopting environmental findings pursuant to the California Environmental Quality Act (CEQA) and approving a General Plan Map Amendment (MST2018-00070) to remove land use designations on the adopted General Plan Map in the Coastal Zone and retitle the modified map as "General Plan Map for Inland Areas.
2. A Resolution of the Council of the City of Santa Barbara adopting environmental findings pursuant to the California Environmental Quality Act (CEQA) and approving a LCP Amendment (MST2018-00070) that shall not take effect until it has been certified by the California Coastal Commission to: 1) Repeal the existing LCP Land Use Plan (entitled "Local Coastal Plan"; originally certified by the CCC in 1981 and subsequently amended by the City of Santa Barbara City Council and CCC) in its entirety and approve a new LCP Land Use Plan entitled "Coastal Land Use Plan"; and 2) Repeal the existing LCP Land Use Plan Map and approve a new LCP Land Use Map, which includes various land use designation changes.

Following the Planning Commission recommendation, the General Plan Map Amendment and LCP Amendment will be forwarded to the City Council for adoption, and the LCP Amendment onto the California Coastal Commission for certification.

The Environmental Analyst has determined that the proposed General Plan Map and LCP Amendments are exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3), Public Resources Code Section 21080.9, and CEQA Guidelines Section 15265. While exempt

from CEQA, the proposed amendments are within the range of policy options, growth scenarios, environmental impacts, and mitigation measures studied in the certified Final Program EIR and Addenda for the 2011 General Plan and associated 2011 General Plan Map Amendments.

Renee Brooke, City Planner, gave the Staff presentation. Melissa Hetrick, Project Planner; Rosie Dyste, Project Planner; Timmy Bolton, Associate Planner, George Johnson, Creeks Supervisor, and Karl Treiberg, Waterfront Facility Manager were available to answer questions.

Public comment opened at 1:25 p.m..

Lee Moldaver, speaking at the request of the Coastal Resource Center, Citizens Planning Association, Santa Barbara Audubon Society, voiced the support of these three organizations for the staff recommendation to adopt the amendments to the Coastal Land Use Plan. Mr. Moldaver praised the extensive public outreach and Coastal Commission consultation process that occurred for the amendments. Mr. Moldaver, speaking on behalf of Santa Barbara Audubon Society, spoke in support of the comment letter received from the California Department of Fish and Wildlife that expressed the need to protect environmental sensitive habitat at East Beach to accommodate Western Snowy Plover. Mr. Moldaver asked staff to comment on how the final document addresses the comments from the California Department of Fish and Wildlife.

Chair Wiscomb acknowledged receipt of written correspondence from Norbert H. Dall, Dall and Associates.

Public comment closed at 1:28 p.m.

Commissioner comments:

Commissioner Schwartz:

- Strongly disagrees with the amendments to Policy 2.1-3, Average Unit-Size Density Incentive Program proposed in the June 5th draft of the Coastal Land Use Plan that add the income category "moderate" to the list of incentivized residential developments. While this has been suggested as a change to the AUD ordinance, it is premature to include that change in this policy document now before it has been fully established as part of an amendment to the city ordinance approved by City Council.
- Supports moving the document along to the City Council.
- The City started out with a policy intensive document that was difficult for laypersons to follow and now has a very well-articulated document to follow.
- Agrees that the City did a good job with noticing on the document.
- Concerned about the lack of clarity and agreement with Coastal Commission staff on the definition of "existing development" with regard to Coastal Act Section 30235. Requested that staff continue discussions with the Coastal Commission to try to achieve a negotiated agreement on this issue.
- Appreciates that California has a commission and legislation in place to protect our coastline and keep our coast beautiful and accessible by the general public.

Commissioner Jordan:

- Commended staff on doing a great job answering questions, working with the Coastal Commission, and incorporating comments received.

- The general public reaction to this type of document is not always favorable since it can take away some community member's perceived rights and wants; however, this document helps us remember where we live, the public resources we have, and how unique they are.
- We have a responsibility to preserve and improve the coastal resources we have. What is in today's buffer will be in tomorrow's bluff top. Additional scrutiny is needed in these areas.
- It would be favorable to reduce the process in agreed areas that won't have a high impact on coastal resources. For example, making it easier to issue approvals for minor development in areas further away from the bluff top while maintaining greater scrutiny for areas closer to the bluff top.
- The implementation of the updated document will be a great tool to continue to honor the coastline of Santa Barbara.

Commissioner Thompson:

- Congratulates City staff for doing a great job and recognizes all the effort that it has taken to consult with the Coastal Commission staff over the last 5 years.
- Is in support of sending the document on to the City Council for approval.

Commissioner Higgins:

- Echoes all previous comments with regard to commending staff on a successful document.
- While much good work has been done, the document is so detailed it is innately hard to fully comprehend easily.
- Noticing should provide more detail for those who are going to be directly affected by the revised LCP; a post card is not sufficient or effective noticing.
- Would be in favor of continuing the item to better take into consideration the public comment letter that was received today and also provide more time for more in-depth noticing.
- For Policy 2.1-3, Average Unit-Size Density Incentive Program, does not agree with adding the reference to "moderate" income category in this policy. The success of the Average Unit-Size Density Incentive Program is based on the lack of limitations put on the program for income restrictions and adding income restrictions will negatively affect AUD projects in the coastal zone.

Commissioner Lodge:

- Given that the goal of the Average Unit-Size Density Incentive test program was to provide workforce and moderate to middle income housing, it seems appropriate that Policy 2.1-3 remain as proposed in the June 5th document.
- Commends staff and supports moving the document along to City Council.

Chair Wiscomb:

- Section 4.3.1, Scenic Resources should be clarified so that it is clear that the illustrated view cones on Figure 4.3-1 are not the same as the view corridors referred to in Policies 4.3-6 and 4.3-28.
- Echoes all comments commending staff.
- The document puts all the various development policies in one place and is an improvement to the existing plan.
- Concurs with Commissioner Lodge and agrees that it is appropriate to include the amendments to Policy 2.1-3 proposed in the June 5th document.
- Commends staff with all the coordination that has taken place between City staff and the Coastal Commission staff.
- Supports the document being forwarded to the City Council.
- Requests detailed meeting minutes from today's meeting be forwarded to City Council.

MOTION: Thompson/Lodge

Assigned Resolution No. 018-18

The Planning Commission recommends to City Council the adoption of the General Plan Amendment and Local Coastal Program Amendment as enumerated in the staff report.

The motion carried by the following vote:

Ayes: 5 Noes: 1 (Higgins) Abstain: 0 Absent: 1 (Campanella)

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:02 P.M.

A. Committee and Liaison Reports:

1. Sea Level Rise Adaptation Plan Sub-Committee nomination.
 - a. Schwartz and Wiscomb

MOTION: Thompson/Jordan

Nominate Commissioner Schwartz and Commissioner Wiscomb to serve on the Sea Level Rise Adaptation Plan Sub-Committee.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Campanella)

2. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the Staff Hearing Officer meeting of June 20, 2018.

3. Other Committee and Liaison Reports

- a. Commissioner Thompson reported on the June 11, 2018 meeting of Single Family Design Board.

V. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 3:05 p.m.

Submitted by,



Krystal M. Vaughn, Commission Secretary